

SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER(S) OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO EXISTING UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

LINE TABLE				
LINE	BEARING	LENGTH		
L23	N49°16'05"E	49.40		
L35	N62°01'12"W	77.66		
L36	N27°58'48"E	110.61		

CURVE TABLE				
No.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
C18	20°03'45"	129.00	45.17	44.94

LOT 3
PUD

LOT 10
PUD

- NOTE:
- RADIUS DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.
 - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
 - COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESS WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-6-91).
 - COMPLIANCE WITH GREEN BUILDING STANDARDS IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE AND MUST ACHIEVE A MINIMUM OF 2-STAR RATING. CONTACT THE GREEN BUILDING PROGRAM AT 482-5300 FOR FURTHER INFORMATION.
 - ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY (SECTION 25-2-106.4).
 - ALL DUMPSTER AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USE OR ZONED SF-5 OR MORE RESTRICTIVE (SECTION 25-2-106.7).
 - THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED (SECTION 25-2-106.7).
 - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES (SECTION 25-2-106.7).
 - PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANT REGARDING UNITED DEVELOPMENT AND MAINTENANCE OF DRAINAGE FACILITIES RECORDED UNDER DOC. NO. 2008094558.
 - THE PROPOSED SITE IS IN COMPLIANCE WITH SECTIONS 2.5, 2.8 AND 3.2.2 TO SUBCHAPTER E: DESIGN STANDARDS AND MIXED USE.
 - THIS PROPOSED SITE PLAN IS IN COMPLIANCE WITH SUBCHAPTER E: DESIGN STANDARDS EXCEPT AS SPECIFIED IN PUD ORDINANCE 20070326-002.
 - THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING ACCORDING WITH LDC SECTION 25-2-984.
 - THE PROPOSED USES ON THE GROUND FLOOR SHALL BE IN COMPLIANCE WITH PUD REQUIREMENTS PART (C)(1) AND (2)-75% OF GROUND FLOOR AS SHOWN ON PUD EXHIBIT C-3 (CROSS HATCHED AREAS) SHALL BE PEDESTRIAN ORIENTED USES: ART GALLERY, FOOD SALES, GENERAL RETAIL SALES, RESTAURANT USES, RESTAURANT (LIMITED OR GENERAL) AND THE REMAINING 25% OF THE GROUND FLOOR SHALL BE PEDESTRIAN ORIENTED USE FROM USES LISTED IN SECTION 25-2-106(C) EXCEPT A COCKTAIL LOUNGE USE.
 - NO TREES MAY BLOCK ACCESS TO TRANSFORMER PAD. NO TREE MAY BE WITHIN 8 FEET OF ANY TRANSFORMER PAD OR SWITCH GEAR.
 - ANY TREES PROPOSED WITHIN 10 FEET OF ANY OVERHEAD LINE OF UNDERGROUND LINE MUST BE FROM THE UTILITY COMPATIBLE LIST.
 - FIRE HYDRANTS SHOWN ARE REQUIRED BEFORE ANY COMBUSTIBLE MATERIALS ARE BROUGHT ON SITE.
 - DIESEL FUEL IS LIMITED TO 240 GALLONS INSIDE A SPRINKLED BUILDING.
 - ALL PAVERS/SIDEWALK WITHIN R.O.W. SHALL BE IMPERVIOUS.

LEGEND	
EXISTING	PROPOSED
(XXX)	PROPERTY (R.O.W.) LINE
+	RECORD INFORMATION
+	LIGHT POLE
+	POWER POLE
+	DOWN GUY
+	TRANSFORMER (SIZE VARIES)
+	FIRE HYDRANT
+	WATER VALVE
+	WATER METER
+	WATER METER VAULT
+	WATER MANHOLE
+	TELEPHONE RISER
+	CABLE TV RISER
+	ELECTRIC BOX
+	ELECTRIC METER
+	GAS METER
+	GAS VALVE
+	TRAFFIC CONTROL BOX
+	TRAFFIC SIGNAL POST
+	GRATE INLET (SIZE VARIES)
+	CURB INLET (SIZE VARIES)
+	GREASE TRAP (SIZE VARIES)
+	WIRE FENCE
+	WOOD FENCE
+	CHAIN LINK FENCE
+	OVERHEAD ELECTRIC
+	ELECTRIC MANHOLE (SIZE VARIES)
+	WASTEWATER MANHOLE (SIZE VARIES)
+	STORMSEWER MANHOLE (SIZE VARIES)
+	TELEPHONE MANHOLE (SIZE VARIES)
+	DUMPSTER
+	TRASH COMPACTOR
+	CURB & GUTTER
+	EDGE OF PAVEMENT
+	FIRE LANE DESIGNATION
+	HANDICAP ACCESS ROUTE
+	CONCRETE SIDEWALKS
+	PERVIOUS SIDEWALKS
+	GRAVEL
+	WALL
+	SIGN
+	WHEELSTOP
+	BOLLARD
+	PARKING COUNT (REGULAR SPACES)
+	PARKING COUNT (HANDICAP SPACES)
+	HANDICAP SPACE
+	TREE TO BE REMOVED
+	TREE TO BE SAVED

FOR CITY USE ONLY: On October 11, 2011, staff granted a 1-year administrative extension from September 26, 2011 to September 26, 2012.

SITE PLAN RELEASE Sheet 07 of 41

FILE NUMBER: SP-2008-0106C EXPIRATION DATE: 09/26/2011
CASE MANAGER: S. GRAHAM APPLICATION DATE: 09/27/2008
APPROVED ADMINISTRATIVELY ON: 09/28/2008
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____

Under Section 112 of Chapter 25-5 of the Austin City Code.

Signed For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: 9-28-08 OF 08 Zoning: PUD

Rev. 1: _____ Correction: 2-2-11
Rev. 2: _____ Correction: 2-2-11
Rev. 3: _____ Correction: 2-2-11

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OR ARCHITECT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

EAST AVENUE PARCELS 1 & 2
102C EAST 32ND STREET

EAST AVENUE IG, LP

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: 4/25/08
FILE: G:\1689\10\1689\SPN01.dwg
DRAWN BY: CDS, TWW
DESIGNED BY: JMG, KFF
REVIEWED BY: JMG
PROJECT NO.: 1689-10

07